

Countryman, Ryan

From: Tom McCormick <tommccormick@mac.com>
Sent: Wednesday, February 5, 2020 11:44 AM
To: Mock, Barb
Cc: McCrary, Mike; Dobesh, Michael; MacCready, Paul; Countryman, Ryan; Klein, Ken; Otten, Matthew
Subject: Economic feasibility at far less density and far lower building heights
Attachments: 2006-06-26 DEA letter re docket proposal.pdf

CAUTION : This email originated from outside of this organization. Please exercise caution with links and attachments.

Director Mock,

BSRE does not need 3,000 residential units in towers as tall as 180 feet, and over 125,000 square feet of commercial and retail.

The comprehensive plan docketing request submitted in 2006 (see attached DEA cover letter) states that:

"The concept plan will accommodate 1,250 to 1,400 housing units, 60,000 to 70,000 square feet of commercial space, 10,000 to 15,000 square feet of retail space, more than six acres of public park, plaza and recreation area and a multi-modal transit center. The economic feasibility of this use mix has been verified by a qualified economic research consulting firm." (emphasis added)

Presumably, the firm that verified the economic feasibility of the use mix took into account not just construction and permitting costs, but also the cleanup costs. See the 2006 SEPA checklist which was part of the docketing request, providing that there will be "a major remediation program to remove the large amount of various types of environmental health hazards generated by the site's current intensive use as a petroleum products storage, processing and distribution facility."

It is also noteworthy that the 2006 SEPA checklist provides that the tallest buildings would be 75 feet:

"Some of the proposed residential and mixed-use buildings could reach heights of 55 to 75 feet above finished grade."

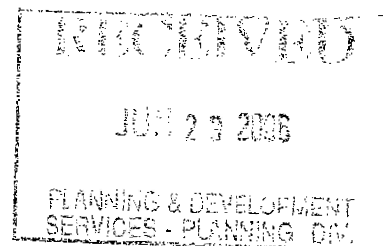
Thank you.

Tom McCormick

*"A small development at Point Wells
with a second public access road,
or no development at all."*



DAVID EVANS
AND ASSOCIATES INC.



June 28, 2006

Snohomish County Planning & Development Services
Planning Division
3000 Rockefeller Avenue, M/S #604
Everett, WA 98201

**SUBJECT: COMPREHENSIVE PLAN AMENDMENT DOCKETING REQUEST:
PARAMOUNT OF WASHINGTON - POINT WELLS PROPERTY FOR MIXED
USE/URBAN CENTER DESIGNATION AND REDEVELOPMENT**

Dear Planning Division Staff:

On behalf of our client Paramount of Washington, Inc., the owner of the aforementioned property, we are hereby submitting a docketing application for a comprehensive plan amendment and rezone. The proposed amendment is to allow for mixed use/urban center development by changing the General Policy Plan Future Land Use Map designation of the subject property to Mixed Use/Urban Center. The current land use designation is Urban Industrial and its current zoning is Heavy Industrial. The proposed rezone is to Planned Community Business (PCB) or a comparable implementing zone that would allow for a mix, density and design configuration of uses very similar to those currently permitted under Snohomish County's Urban Centers Demonstration Program code provisions. The subject property is located in the very southwestern corner of the Southwest County Urban Growth Area (UGA) in Section 35, Township 27, Range 3. It is adjacent to the northern boundary of King County and the City of Shoreline and the southwestern edge of the Town of Woodway, at the northern terminus of Richmond Beach Drive. The tax account numbers for the parcels comprising the subject property are:

27033500301100
27033500302700
27033500302800
27033500303000

Site Description - According to the Snohomish County Assessor's records, the four land parcels that comprise this request total approximately 65.9 acres. This includes approximately 49.9 acres of uplands and 16 acres of tidelands. All of these parcels are currently used for petroleum products storage, processing and distribution. Only slightly more than two acres of the upland area has steep slopes or other physical limitations for development. These areas are part of the 5.11 acre parcel located on the eastern side of the Burlington Northern Santa Fe main Everett to Seattle railroad line. The remaining 60.79 acre portion of the property is located adjacent to Puget Sound on the western side of this rail line and is connected to the eastern parcel by two existing private bridges, although one is not currently used for vehicle or pedestrian traffic. The site includes an existing deepwater pier that is over 1,000 feet long. A smaller dock facility in poor condition also is located on the site north of the main pier.

Brightwater Outfall Property - King County will shortly take ownership of approximately one acre of uplands and some adjoining tidelands at the site's southwestern corner for construction of the outfall component of its new Brightwater regional wastewater treatment system. King County will also have temporary easement rights to several acres of the adjoining portion of the site for the construction of the outfall. In addition, King County will be granted a permanent maintenance access easement through the site to its outfall property. This access




easement can be provided by the redeveloped site's new and improved circulation system without conflicting with other aspects of the project. No aspect of the proposed mixed use/urban center contained in this application is anticipated or intended to cause any form of negative impact or interference with the Brightwater project.

The subject property is bordered on the southeast by single family residences on urban size lots in the adjoining Town of Woodway and City of Shoreline. It is bordered on the east and northeast by an undeveloped steep bluff and top of bluff bench area. The immediately adjoining 39 acres of this bluff and bench area is owned by Point Wells, LLC, which when originally formed was an affiliate of Paramount of Washington, Inc., although there exists a pending transaction which would end this shared ownership. Nearly all of this property is located in unincorporated Snohomish County and is zoned R-9600. Single family residences on a combination of urban and estate size lots in the Town of Woodway abut the eastern edge of this steep bluff and developable bench top area. All of the nearby portions of Woodway and Shoreline are zoned for single family residential use.

Transportation - A traffic analysis included with this application confirms that the subject property's access to Richmond Beach Drive and its connections to other portions of the City of Shoreline's arterial network will provide for safe and adequate vehicle access for the proposed type and amount of development. This analysis also identified arterial system impact mitigation improvements that likely will be required. It also concluded "implementation of these improvements is feasible and should ensure that no Level of Service (LOS) failures occur as a result of this project. The analysis was also based on project build-out density and resulting traffic volumes that are more than thirty percent higher than those actually being proposed in this application.

Three King County Metro transit routes also provide frequent transit service within safe walking distance of the site at the present time. These routes can also easily be extended to the site's proposed transit center just inside its main entrance. These routes provide both local and express bus service options connecting with regional transit hubs and downtown Seattle. In addition, the project is likely to facilitate further improvements to the frequency of this transit service. The redeveloped site will also generate sufficient ridership to justify its own contract vanpool and minibus service for project residents and employees to other transit hubs and employment centers. This would include frequent service to the Edmonds Sounder/Amtrak commuter rail station. Travel time will be less than ten minutes each way to this transit facility. This travel time will also be further reduced when the new Edmonds Crossing ferry terminal and intermodal transportation center is constructed at nearby Point Edwards.

Utilities and Site Conditions - The Ronald Wastewater Management District serves the site with public sewer utilities. The Olympic View Water and Sewer District serves it with water utilities. These districts have the ability to adequately serve the expanded water and sewer needs of the proposed project. Existing environmental contamination on the site related to its many years of use for petroleum products storage, processing and distribution is being actively remediated under a Department of Ecology approved cleanup plan. Qualified consultants overseeing these remediation efforts have confirmed that the level of cleanup and completion timing can be enhanced to accommodate the proposed phased redevelopment of the site as a mixed use/urban center. In fact, large-scale, mixed-use redevelopment will enable the entire site to be cleaned up substantially faster to the most desirable cleanup level. This will provide additional benefits to the surrounding community and the natural environment. It will also enable the site to be used for a greater range of human activities including recreation.



Purpose and Justification for the Amendment - The site's size, single ownership, configuration, lack of significant critical areas and unsurpassed waterfront location makes it uniquely suitable for redevelopment as a high quality mixed use/urban center. The concept site plan included with the application proposes a carefully integrated mixed use arrangement of appropriately scaled townhouses, multi-family housing, commercial businesses and public realm areas. This plan will ensure that all three major guiding principles for urban center development are satisfied. These principles include: (1) compact, mixed use; (2) pedestrian-friendly design; and (3) parking access and management. The concept plan will accommodate 1,250 to 1,400 housing units, 60,000 to 70,000 square feet of commercial space, 10,000 to 15,000 square feet of retail space, more than six acres of public park, plaza and recreation area and a multi-modal transit center. The economic feasibility of this use mix has been verified by a qualified economic research consulting firm. This mix of uses has been organized into four distinct districts including: a **Gateway Residential District**; a **Village Center Residential District**; a **Western Shore Esplanade and Commercial District** and a **Northern and Southern Shore Recreation District**.

The proposal will also meet all the key project evaluation criteria contained in Snohomish County's Urban Centers Demonstration Program. These include: (1) **Mixed Use** – residential densities in the project will range from 24 to 60 units per net acre with commercial and retail uses located in some of the residential buildings and in nearby buildings; (2) **Public Realm** – the project will include several significant public realm elements including a central village plaza, a shoreline esplanade public plaza, two shoreline public parks and a transit center. These elements will be complemented with coordinated site landscaping and pedestrian walkways; (3) **Connected Village** – all four districts in the project will be linked by a new unified grid pattern of pedestrian-scale streets and sidewalks; (4) **Sense of Place** – this critical design concept will be satisfied by the careful coordination of the project's special design features with its unique combination of natural and manmade physical amenities. These amenities include its scenic shoreline views and location, its extensive accretion beach area, continuous public shoreline esplanade, public plazas and parks; (5) **Phases and Construction Sequencing** – each phase of the project will achieve the key concepts of "sense of place," "connected village" and "mixed uses." The first phase will include at least two uses and one or more major public realm elements. The single ownership control of the site will assist in ensuring compliance with these requirements; and (6) **Additional Criteria for Undesignated Sites** – the proposal is also more than 10 acres in size, it is located more than one mile from another center and it will provide a detailed parking management plan that will be implemented by a qualified professional parking management firm. Because the overall net residential density of the project will be greater than 24 units per acre, more than 50 percent of required parking will also be placed under buildings and/or in parking structures.

The site's more than 3,500 lineal feet of Puget Sound shoreline and attractive accretion beaches will also be made available for public use and enjoyment for the first time in its nearly 100-year history. Shoreline edge public improvements will include a continuous 15 to 25-foot wide pedestrian esplanade along nearly the full length of the site. The esplanade will include benches, landscaping, viewpoints, mini-plazas and one major public plaza. It will also connect with new public shoreline parks that will be constructed at the north and south ends of the site as part of site redevelopment.

Consistency with the Growth Management Act and County-wide Planning Policies - This request is fully consistent with the Growth Management Act (GMA), and the applicable provisions of the county-wide planning policies and the goals and objectives of the County's GMA comprehensive plan. With regard to the GMA, this



proposal will focus greater population and employment within a compact urban area. This in turn is consistent with the key GMA planning goals of: 1) Urban Growth; 2) Reduce Sprawl; 3) Transportation; 4) Housing; and 5) Economic Development. Several Snohomish County County-wide Planning Policies support this type of urban centers-based development by: (1) coordinating centers with land use and transportation planning (UG-6); (2) encouraging the majority of growth to locate at higher densities within designated metropolitan centers, subregional centers and pedestrian pockets (UG-7); (3) establishing densities that support efficient transportation and efficient utilization of infrastructure (UG-8); providing incentives for multi-story commercial and mixed use development (UG-10); and encouraging mixed use pedestrian friendly and transit compatible development in plans for sub-areas within the urban growth area (UG-11).

Consistency with the County's Comprehensive Plan - This request is very consistent with several applicable goals, objectives and policies contained in the land use, housing, transportation and capital facilities elements of the General Policy Plan (GPP), a main component of Snohomish County's GMA comprehensive plan. One of the most important and applicable of these plan provisions is policy LU 5.B.12 which was incorporated into the just completed 10-year plan update at the request of the applicant. This policy states *"Within the Southwest UGA, parcels designated Urban Industrial (on Point Wells) shall be considered for future redesignation from Urban Industrial to Mixed Use/Urban Center designation upon receipt of necessary studies addressing all permitting considerations such as site development, environmental impacts and issues."* This docket application intended to initiate the redesignation process authorized by this policy. Additional studies and information to support this application will be provided by the applicant in response to County requests during this docket review and approval process.

Other supportive GPP objectives and policies include LU policy 2.B.2 which states that *"The majority of new commercial development shall be accommodated as mixed use in urban centers, and/or urban village or adjacent to transit stations or designated transit corridors"*. This policy also refers to other objectives and policies specially related to urban centers. Included in these are the extensive set of objectives and policies contained under Goals LU 3 and LU 4 including Policy 3.A.1 *"The Future Land Use Map (FLUM) and UGA land use plans shall include designations and implementation measures for Urban Centers, based on characteristics and criteria below"* (refers to the following policies:) 3.A.2, 3.A.3, 3.A.4, 3.A.5 and 3.A.6. The proposal is fully consistent with all of these land use goals, objectives and policies because its location, size, access to transit and services, single ownership, proposed public amenities and design will meet all the key project evaluation criteria contained in Snohomish County's implementation Urban Centers Demonstration Program (as described in a previous portion of this cover letter and in other elements of this application). The initial concept plan for the project will continue to be refined to demonstrate full compliance with all these criteria.

This proposal is very consistent with Housing Policies HO 1.D.3, HO 1.D.4 and HO 2.B.2. HO 1.D.3 states *"The county shall encourage expeditious and efficient infill development in urban growth areas."* HO 1.D.4 states *"The county shall encourage housing in mixed use developments in designated Urban Centers in unincorporated Snohomish County."* HO 2.B.2 states *"The county shall facilitate the development of urban centers and urban villages in appropriate locations within UGAs (see LU 1)."* This application proposes to include up to 1,400 units of townhouse and multi-family housing in its proposed urban center using the County Urban Centers Demonstration Program principles described above.



The proposal is very consistent with several Transportation element objectives and policies. These include TR Policies 2.B.1, 2.B.2, 2.B.3, 2.B.4 and 3.B.2. TR Policy 2.B.2 states *"High-occupancy vehicle use and alternatives to single-occupancy vehicles shall be promoted in centers through higher density single family and multi-family developments."* TR Policy 2.B.4 states *"Site design criteria shall be used to ensure land development supportive of high-capacity vehicle level."* This large site's single ownership control will greatly facilitate its ability to implement a very supportive level of high occupancy vehicle (transit-oriented) and pedestrian-oriented design along with very effective ride-share and parking management programs.

The proposal is also very consistent with Capital Facility element Objective CF 7.A and it's implementing policies. This objective states *"Acquire parklands and develop recreational facilities to meet existing and projected growth needs in accordance with the guidelines and priorities specified in the Comprehensive Park and Recreation Plan."* Included in the very highest priorities of the park plan are the acquisition and development of additional saltwater shoreline parklands and facilities. Redevelopment of Point Wells as an urban center will provide Snohomish County a very rare opportunity to acquire several acres of very usable and easily accessible saltwater park property in its largest UGA at no cost. These new parks will also provide the public with access to the project's 16 acres of attractive beach area and tidelands. Many of the needed improvements to these new park sites will also be provided by the applicant as part of the project. In addition, the applicant will provide more than half a mile of high quality shoreline pedestrian esplanade. This esplanade will link these two new parks as previously described in this cover letter. This esplanade will also be constructed by the applicant at no cost to the public.

In conclusion, as described in more detail in the accompanying documents, the designation and zoning of this site for redevelopment as a mixed use/urban center is very consistent with applicable provisions of the Growth Management Act, as implemented by Snohomish County's adopted County-wide Planning Policies and GMA Comprehensive Plan.

Submittal Elements - Transmitted herewith are the documents required per your submittal requirement checklist in the Proposed Citizen Amendments to the GMA Comprehensive Plan Docketing brochure. These application materials include the following:

1. This letter and the docket application form describing the proposed amendment, including the Future Land Use Map change and rezone of the subject property to Mixed Use/Urban Center and Planned Community Business (PCB), or a comparable implementing zone that would allow for a mix, density and design configuration of uses very similar to those currently permitted under Snohomish County's Urban Centers Demonstration Program code provisions.
2. Assessor's quarter section map showing properties involved dated and signed by the duly authorized representative of the owner of the subject property.



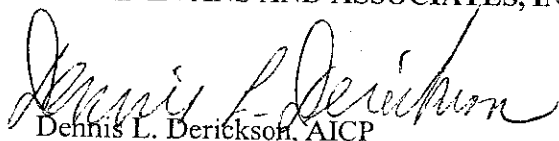
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3. Legal description and the notarized signature of the duly authorized representative of the property owner, since a rezone to PCB or a comparable implementing zone is part of this docketing request.
4. An explanation of why the amendment is being proposed, again within the text of this letter.
5. Narrative statement identifying the relevant Countywide Planning Policies, with text describing how the proposal is consistent with those policies as they implement the Growth Management Act.
6. Narrative statement identifying the relevant Comprehensive Plan objectives and policies, with text describing how the proposal is consistent with those objectives and policies.
7. A SEPA environmental checklist describing the potential impacts of a comprehensive plan amendment and rezone for mixed use/urban center development of the site for this form of pedestrian and transit-oriented multi-family and commercial land use.
8. A concept site plan with an explanatory narrative that describes the proposed redevelopment of the site as a mixed use/urban center. This plan depicts the proposal's four major districts, its public realm elements and amenities, transit center and circulation system.

Please contact me with any questions or comments regarding this docketing application. Thank you in advance for your time and assistance.

Sincerely,

DAVID EVANS AND ASSOCIATES, INC.


Dennis L. Derickson, AICP
Planning Consultant

Enclosures

c: Steven D. Farkas, General Counsel, Paramount Petroleum Corp.
Douglas A. Luetjen, Bullivant Houser Bailey PC